General and Revenue Secretariat | File No | of 194

Serial No

From the chairman,
Bangalore Trust Board

No J 293/48-49 & 4-12-48

Requests approval to the several resolutions passed by the Board in connection with the disposal of sites in Jayanagar extension

1) submitted
In G.O. dt 17-1-48
sanction was accorded for the formation of the Jayanagar extension (then called Kankanpalya extension) subject to the conditions noted thereon. According to this G.O., proposals for fixing up the value of the sites to be formed in this extension and for their disposal should be submitted after the extension is completely formed

2) It is said that the entire work is in progress and that nearly 2000 sites will have been formed by the end of this month. In view of the keen demand for sites, the following resolutions passed by the Board are received and the chairman requests that orders may be passed

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affirming these resolutions

3) Notes on each of these resolutions is put up below for approval or other orders.—

"I Deviations in the course of execution

It is said that certain changes have become necessary during execution The Board have approved of the deviations proposed, ~~particulars~~ which also approximately resulted in the formation of sites sometimes more or less in extent than those originally contemplated ~~to date~~ While approving of this, the Board have also resolved

"that the sites of dimensions other than the sanctioned classes be changed at rates nearest to the sanctioned categories of sites'

may be appd for 17.12.48 I agree VS

5) The opinion of the Board, as above, on subject No 1 may perhaps be approved in toto

II Rates of disposal

5) The Board have classified the sites into two categories —

1) sites which are nearer city & 2) sites which are further away from the city

WD 02853—GI B—30 000—11 5 48

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7) The following rates are proposed for each of these classes -

Dimensions	Rate for plots nearer to the exit (Blocks 1, 2, 3, 4 6, & 7)	Rates for plots further away (Blocks 5 & 8)
1) 100' x 150'	— Rs 6/- per sq yard	— Rs 5/- per sq yard
2) 80' x 120'	— Rs 6/-	— Rs 5/-
3) 45' x 90'	— Rs 4	— Rs 3
4) 40' x 60'	— Rs 3	— Rs 2-8-0
5) 30' x 50'	— Rs 2-8-	— Rs 2/-

May be approved
for
17/12/48

20/12

8) In this connection it may be stated that though the rates now proposed are higher than those proposed along with the scheme - which are referred to in para 3(b)* of the GO dt 17-1-48 sanctioning the scheme in question - it is not clear as when these rates have been fixed after making provision towards the payment of conversion fee ~~to be~~ to be levied on the lands acquired (The question as to the rate of conversion fee to be levied is under consideration & the decision of the Council of Ministers is awaited)

9) In the above circumstances, the

*figs

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rates proposed are for orders

10) III calling in fresh applications

It is stated that 30 from 40,000 applications have been received, without the Board calling for them ~~The Board have therefore resolved~~ It is decided by the Board to print application forms calling for required information in order to find out the bonafides of each applicant & also embodying on the back of application form, the terms and conditions subject to which sites would be allotted

11) The Board have also resolved that the applications for sites should be from permanent residents of Bangalore, except as regards govt officials who were for the time being outside Bangalore, but who wanted ultimately to settle down in Bangalore, they might also be enabled to apply After the applications are received, they should be classified & scrutinised and an Allotment committee to be formed The allotment should be by casting lots among the applicants for various classes of sites" This resolution

may be approved for 17.12.48

I agree to the allotment being made by a non-parties committee drawn in favour of allotment by lot which in effect amounts to a competition for which no fee is charged a straightforward question on which all persons of

justice & fair play suggested that each petitioner should be given a question naire to answer & comment upon, & that where the petitioners object to eliminate a lot for arrange ment in the order of ballot the subject would be dealt with under the powers given in the Bill as drafted

may perhaps be approved, as allotment of plots in the Welsh garden extension was also made by drawing lots after calling for applications from the public by issuing notices in local papers

12) ~~But~~ As regards the constitution of an Allotment committee, it is for consideration whether the Board itself may be allowed to constitute the committee from among its members or whether instructions may be issued for the constitution of this committee to the effect that the Board may suggest names for the approval of Govt

13) IV Levy of fees for applications forms to be issued It is resolved by the Board that application forms be made available to applicants on a payment of 0-2-0 for each form This may be accepted, as expenditure to be incurred for printing of forms will be easily recovered

14) V Time for payment of site value It is resolved by the Board that the time for payment of the site value might be extended to

For orders 17.12.41

May be accepted 17.12.41

Note — Contn Sheet

Serial No

Three months from the date of notice of allotment and that amount may be paid within this period in three instalments This is one of the conditions in the form to be published calling for applications — Vide condition 10 on the back of the draft form flagged T This restriction may perhaps be approved in the circumstances, Rao

Having regard to the prevailing conditions of scarcity we feel that to prescribe the period of three months is very short It may therefore be increased to six months

for 17.12.48 Judged VB 20.12.48

15) VI Deposit by applicants

It is said that it is considered considered desirable to insist on such deposit by the applicant along with the application, of 12½% on the value of the site as fixed, as this would limit the applications to bonafide persons The Board have approved of this and this clause has also been included in the form — Vide flg T

This is necessary but might remain for 17.12.48

Deposit need only be asked after allotment otherwise many people may come forward & cause loss & disappointment will otherwise be of no use if not allotted VB

16) It is submitted that this particular clause is insisting that the applicant should deposit the amount at 12½% of the site value before he submits his application will cause inconvenience & hardship particularly the

Serial No

This is for Consultation & orders But then it would be Hard on members distinction in the Cases of Govt employees who may not be desirous to do accept for 17-12

to the non-gazetted employees of govt and more so to the menial staff This may perhaps be worked as follows -

1) All applicants, except the non-gazetted staff employed in govt depts, other Local Bodies such as municipalities, District boards etc — should deposit a sum of Rs50/-

2) the non-gazetted staff employed in the depts referred to in sl 1 above should deposit a sum of Rs 25/-

3) menials employed in these depts — Rs 10

17) VII Intimation to applicants The Board have resolved in respect of the applications already received — 40,000 in number — that intimation should be sent to all such applicants apart from publishing notices in the newspapers

18) If this resolution is approved, it will increase the

Note — Contn Sheet

work in the office to a considerable extent and to make the office staff write to 40,000 applicants individually is perhaps not desirable, when it (office staff) is managing the present normal work of the office with great difficulty, as already ~~by~~ reported by the chairman in another report recommending sanction to the grant of extra staff to his office

Done, but it cannot be helped for 17/12/47

This is under consideration

(9) In the above circumstances, it is for orders whether this resolution may not be vetoed and the chairman informed that publication of notices in the newspapers is sufficient in all cases, especially in view of the fact that several of the applications are old and the addresses given many ~~are changed~~ have changed now.

Both the methods of publication in the newspapers & giving endorsement notes may be adopted. The later means voluminous work but in fairness to the applicants who are in employment for jobs, this appears to be inevitable. for 17/12/47

(10) VIII printing and supplying the plans of the various blocks the resolution to the effect that "plans of the blocks be got separately printed & the same made available at 0-8-0 per plan" may be approved

This resolution may be approved for 17/12/47

I feel that the office resolved that we should may be noted & discussed on merits

NB. AM

Sc at No

21) IX Reservation of sites to certain classes The Board have resolved to reserve sites to certain classes as follows The reservation as now proposed, is perhaps made out of the 2000 sites ~~proposed~~ expected to be ready by the end of this ~~off~~ month -

1) 150 sites of 40' x 60' are ~~reserv~~ reserved for Non-gazetted officers In this connection, it is submitted that the Board have already passed a resolution that 25% of the sites to be formed in each extension will be reserved for Ngos This resolution has also been accepted by the govt with the observation that no hard or fast rule need be observed in this respect As seen from the report received from the President of the N g o's Association that there are already 14000 Ng o's in Bangalore though it is not known how many are without houses of their own Apart from this, the Secy of the Mysore govt Industries dept had applied for grant of 300 sites to the

fly A

Note — Contn Sheet

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Serial No

staff of the Insurance Deptt. He was informed that his request will be kept in view when sites are formed and ready for disposal in several extensions. This reply was given in view of the report received from the chairman in accordance with the resolution passed by the Board.

2) The Board seems to have not kept in view the resolutions passed by it previously accepting to reserve 25% of the sites to be formed to the N-gos, while passing the present resolution reserving only 150 sites which will hardly meet the demand of the N-g staff. It is also perhaps not desirable to weaken the interest of this class at this proper stage. As resolved by the Board & accepted by Govt., 25% of the sites to be formed may perhaps be got freed for the non-gazetted staff in the Jaya Nagar extension. Moreover when the Board have resolved to hand over 600 sites to the Rythu Sangh, whereas, it has reserved only 150 sites to the N-gos, without any regard to the number

The chairman will be requested separately to report on this point for

We have now reserved 150 Flats in the report. However, to the large no. of N-g applicants, it is necessary to allot at least 250 Flats for this class of employees for

This may be revised to 100 Flats for

General and Revenue Secretariat | File No | of 194

Serial No

officials in the Govt Dept, when compared to those employed in the Bank

23) 2 A block of at least 50 plots of 30' × 50' is proposed to be reserved for menials & lowest menial groups this may be accepted, as another layout is being formed in the Vyalakaval area to provide plots to the menial staff

maybe approved in view of A below
17.12.48

A

iii) 3 The plot selected and proposed for housing dehumed Harijans in the area, is proposed to be reserved for them this may also be accepted, as Harijan residents of the area have already been informed that they will be provided with plots when the extension is formed

may be accepted
17.12.48
DS
reply

iv) 4 100 plots are proposed to be reserved for bonafide refugees, for the present in this connection, Govt reference is invited to the council's resolution of 9-7-48 it was resolved that "Govt are prepared to consider the question of granting about 200 plots to the South Refugees on the same basis as to citizens of the state in Bangalore and that the rest

Note — Contn Sheet

Serial No

of them must be presumed to settle in mofussil areas. In view of the current decision the proposal to fix 100 sites for the present to refugees is for orders

This may be approved. 17/12/48

26) 5 It is decided to reserve 50 sites for ex-military personnel This may be accepted, as instructions have been issued to the chairman to consider the question of granting sites to the ex-servicemen on certain conditions These instructions were issued in view of the advice received from the Govt of India

May be accepted 17/12/48

27) 6) ~~That~~ 50 sites are proposed to be reserved for postal employees In this connection, it may be stated that the Post Master General, Madras had written to our Govt requesting for grant of sites to the employees of P+T Dept residing in Bangalore He was informed that the employees of his dept may be asked to renew their applications

May be approved 17/12/48

When sites became available for disposal the chairman was also requested to bear in mind the needs of the employees of the dept The point for consideration is whether sites may be granted to any employee of the P&T Dept who is at present employed in Bangalore irrespective of the fact that the grantee is a ~~non~~ Bangalorean or not or whether the sites proposed to be reserved may be handed over to the dept for construction of quarters to house its employees in Bangalore irrespective of whether they are permanent residents of Bangalore or not

We Trust Board about the action to be taken by the Chairman in correspondence with the Postal authorities, before the sites are allotted for the further consideration of this question is necessary. Where details may be agreed to be settled

28) The best course is perhaps to hand over the ~~last~~ sites to the P&T Dept subject to the conditions that the dept should have the houses constructed according to the plans & designs to be approved by the Board and that the site or the building that may be constructed thereon should not be alienated by the dept to persons other than the permanent residents of Bangalore who are employed in the dept and that if any alienation is made in favour of any employees who ~~are~~

Note — Contn Sheet

14

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Serial No

are the permanent residents of Bangalore, it should be done with the previous written permission of the Board this is for orders

vide previous page

29) 7 ~~Kant~~ Kankanpalya site owners

The Board have decided to consider the question of allotting sites to the members of the Association after the receipt of applications as in the case of others there is a separate file on this subject. The chairman may be requested to intimate the decision of the Board after the question is considered

The question of those whose lists have been enquired into to be decided finally. The applications from whom have to be finally received so as to make available a suitable area by the Authority as far as possible in this area. The chairman with reference to file 17/2/47

30) 8 Staff of the Mysore Bank

It is resolved that the Board was willing to allot 100 sites to the Mysore Bank employees & calls upon them to forward details of their schemes for the approval of the Board" - this may be accepted

100 sites might be allotted for 17/2/47

Serial No

31) 9. other banks & societies

It is said that as regards the case of other banks and societies which had made similar requests, it was decided that they might be taken up separately for consideration this may be accepted

may be accepted
Ans

32) X Relaxation of the restriction imposed under section 23 of the T & A Act. As proposals have already been received & submitted separately, no action is called for here

This is being worked up separately. This file before the Council for

33) XI Houses to be built by such agencies as are approved by the Board

34) The resolution reads as follows -

"The application agrees to put up buildings as per approved plans & designs to be furnished by the Board and to have the construction put up by such agencies as the Board may decide including the Trust Board, it being also open to the Board to specifically permit to allottees to build an allottee to build himself"

Note — Contn Sheet

The resolution is incorporated as one of the conditions in the form proposed to be published calling for applications it is perhaps desirable to delete the latter part of the resolution ie "and to have the construction put up by such Agencies as ~~they~~ the Board may decide including the Trust Board, it being also open to the Board to specifically permit an Allottee to build himself" If this part of the resolution is not deleted, the grantees will not have free hand to have their own houses constructed through their own agencies Moreover, the Trust Board may not be in a position to ~~enable~~ have houses constructed by its agencies to all the grantees, as ~~they~~ the grantees will not have full & free scope in the matter & depend upon the whims & fancies of the contractor whose concern will be more with the Board than with the owner It is not also clear why the Board should take this responsibility when it has ~~got~~ got sufficient

(fly T

grate to for 17 now

General and Revenue Secretariat | File No | of 194

Serial No

work in hand such as formation of other extensions, execution of drainage work, slum clearance in the old city area, which it has already prepared a scheme for the construction of 200 blocks of houses each containing 4 houses

35) In the above circumstances, it is perhaps desirable to give a free hand to the grantees to build their own houses & to delete the latter part of the resolution referred to above. This it is expected will quicken the pace at which new houses will spring up

So long as the allottee binds himself to construct a house according to the plan provided by the Board, the option of construction might be left to the allottee himself to borrow or to have the house constructed by the Board as between the Board & the allottee

for 17 | 4

36) XII Proposals to extend the provisions of the Trust Act upto a limit of 3 miles from the municipal limits of Bangalore

There is a separate file on the subject & action is being taken in this respect in that file so no action is called for here

This will be dealt for

for 17 | 4

37) XIII Housing Scheme — The Board is said to have prepared a scheme for the construction of 100 blocks of houses each containing

Note — Contn Sheet

18 Disposal of plots in the
4401/ml File No Jayanagar extension of 194

General and Revenue Secretariat

Serial No

4 Incases the receipt of proposals may be awaited in this respect

yes
17/12/48

4) The form with the conditions proposed to be published is flagged T with the modifications proposed above and if approved, the form will be got published This is for orders

Necessary
be approved
Its publication
may be kept to
the opinion of
the Board
17/12/48

5) The above proposals are submitted for orders.

13/12

6) The office notes in respect of the above proposals are made in the margin and they are for orders.

17/12/48

7) I have noted my remarks against a few items My successor will be here in a couple of days the file may be held to him for orders as the issues are large and cover a question of Policy

20/12

6/12/48
6/1

8) Resubmitted with reference to para 7 above

10) To Shri
6/1/49

WD 02853—GPH—2000—11 5 48

5/1/49

(1)

This file relates to the disposal of sites formed in t
extension) Bangalore City

The Chairman has subritted proposal s in this behalf a

The following statement shows the points raised for or

Resolution of the Board	Secretariat Note
1 Approval to the deviations proposed resulting in the formation of sites of dimensions other than the sanctioned classes and charging them at rates nearest to the sanctioned categories of sites	This proposal may be approved as certain changes are reported to have become necessary during the actual execution of the work
2 Classification of the sites formed into two categories viz , (a) sites which are nearer to City (b) sites which are farther away from the city	This calssification may be approved.
3 Charging the following rates for the several classes of sites -	
	Nearer to City / Farther away from the City
1) 100' x 150'	Rs 6 per sq.yard. / Rs 5 per sq.yard
2) 80'x120'	-do- / -do-
3) 45' x90'	Rs 4 do / Rs 3 do
4) 40'x60'	Rs 3 do / Rs 2/8 do
5) 30'x50'	Rs 2/8 do / Rs.2 do
	These rates are slightly higher than those proposed in the G O dated 17-1-28 They are for orders No such distinction in regard to the locality of the sites was contemplated in that G O It may perhaps be approved
4 Calling for applications, which should be got printed and sold at 2 annas for each application form Only present residents of Bangalore should apply except in the case of Government officials who may be outside Bangalore but want to settle in Bangalore.	40,000 applications are stated to have been received without calling for them This proposal may be approved
5. Allotment of the sites by casting lots among the applicants for various classes of sites	This is a point for orders, whether an allotment committee of a non-partisan nature may not be formed for this purpose is for consideration and whether such a committee may not be formed by the Government itself
6 Time for payment of site value should be fixed at three months from the date of notice of allotment and the amount may be paid within three instalments	This is one of the conditions to be embodied in the application form The time is very short and having regard to the prevailing conditions of money market, the period may be extended to six months
7 Payment of deposit by the applicants	A deposit of 12½% of the site value should be paid along with the application It is necessary that the deposit should be asked only after allotment of sites as they may have to know within 15

ar extension (previously known called the Kanakanapalya

for in Government Order No L1 2632-F dated 17th January 1948
This may be read with the notes already put up in the file

---

pinion of the General Secretary | Orders of the Minister for Home

approved
HCD 11/3

27/1/48

may be approved

affd HCD 11/3

may be approved

(See orders at the end)

affd HCD 11/3

disposal of applications by sending lots
not a proper mode of disposal
A committee may be constituted, and
better if it is constituted by

Govt

a) Classes 1 & 2 viz Sites 100'x150' and 80'x120' may be sold by public auction

b) Certain number of sites may be given to institutions like - (i) the Bank of Mysore (ii) Women Home Industries (iii) Co-op: Societies (iii) Kanakanapalya Grocers Assn - after obtaining offers from them and the names to whom they would like them allotted

Under orders at (10)

may be cancelled

affd HCD 11/3

27/1/48

c) The rest of the Sites will be allotted by lots

affd HCD 11/3

Yes
27/1/48

8 Intimation to the applicants to be sent individually for putting in fresh applications and by ~~pushing~~ publishing the same in the Newspapers	It would be fair to inform individual applicants but it would mean delay Fresh applications may be invited, advertising the papers very considered Suppl.
9 Printing and sale of ~~forms~~ plans of various blocks of sites at 8 annas per ~~form~~ plan	This may be approved.
Sites may be reserved as follows to certain classes of people	
1) 150 sites (40'x60' each) for non-gazetted employees.	Having regard to the fact that there are 14000 non-gazetted officers, this number is very inadequate It may be raised to at least 250 as against 25% ordered to be reserved for this class of employees
2) 50 sites (30'x50') for menials of Government Department.	May be approved.
3) Reservation of Plot for housing the Harijans	May be approved
4) 100 sites for bonafide refugees from outside the State	-do-
5) 50 sites to the Ex-Military Personnel	-do-
6) 50 sites to be given to postal employees	-do-
7) Grant of sites to Kanakanapalya site owners.	The land belonging to this ~~class~~ has been acquired as per orders of Government It is necessary that a site should be given to each of the owners who do not appeal against the ~~amount~~ passed by the Land Acquisition Officer without imposing any restriction
8) 100 sites to the Mysore Bank staff	50 sites may be reserved for them
9) Reservation of sites to other Banks and Societies	This may be taken up separately for consideration
10) Construction of houses by such agencies as are approved by the Board	The Board have resolved to the effect that the allottee should construct a house not only according to the design approved by the Board but should also agree to have it constructed through the agency approved by the Board But it is desirable to give a free ~~hand~~ hand in the matter to the owners of sites

engineer d alru
27/11/69 — Trade Publication may be allowed
the papers for Tamil Nadu is
English & Tamil Nadu
enough HLD 11/3

27/11/69 appd HLD
11/3

For Chandrahasan & others

1) 250 Sites (40×60, 45×90 & 30×50)
may be reserved.

2) appd
3) appd
4) appd
5) appd
6) appd
7) Sites may be given for the displaced shops
~~Residents~~ of Kanakapalya

8) 100 Sites may be given —

9) Banks Co-operatives - may be given
Sites —

NB - In all cases the individual applicants
must be obtained —
Any Hoteliers - must be given sites -
all houses must be built as per designs
approved by the Board -
The allotment to be subject to the
approval by Govt
In each category quota 10% may be
reserved - for later consideration &
allotment

HLD
11/3

The Chairman
will submit file
proposals re sales
HLD 11/3

seen upon him a record

27/11/69

he may insist that the
new houses to be built
must be of approved plan and
in and about the Housing Agency,
which may be kept to be taken
if the houses built

27/11/69

4401/ad Disposal of plots in Tayaungan

App F III 2

General and Revenue Secretariat | File No | of 194

Serial No

11) Subm the file with person's received instructions from the General Secretary

12) A typed statement containing the resolutions of the Board & the Secretariat notes is put up for orders below.

Genl Secy 21.1.49

8714

13) For favour of advice by remarks or note in the statement

26/1

Minister for Finance & Industries

Finance & Industries

B 26/1/49
Sec 27/1/49
Sec 29/1/49
4 2/2/49

2519
4/2/49
Sec 15/3

14) Secy 15/3

Sec 16/2/49

15) submitted with a draft letter 16) Chairman may kindly be resubmitted with the letter of the Chairman re the rates for received as next orders may issue on all the points together ?

Sec 17/3

Sec 17/3 ?

17) Yes at once ?

Sec 17/2/49

Note —Contn Sheet

Serial No

Letter No 5719/48-49 of 12-3-49 from the chairman, Bangalore Cy Improvement Trust submitting revised rates for the disposal of sites

18) In view of the report now received, the file is resubmitted with the following notes ~~etc~~ as regards the rates to be fixed for the disposal of sites -

~~19~~) Now no change is proposed in the rate already fixed irrespect of the sites of the following dimensions -

a) 100' x 150'

& b) 80' x 120

20) Moreover, the sites of these dimensions have been ordered to be disposed of in public auction - Vide orders of the Minister for Finance and Industries against sl 5 of the statement flagged H

Disposal of 23 plots in

General and Revenue Secretariat | 4401 File No 7069/ml Tayambagam of 194 | App F III 2

Serial No

21) The following revised rates are proposed in the ~~for~~ following three cases -

Dimensions	Rate for plots near the city	Rate for plots further away from the city
a) 45' x 80'	Rs 5/- per sq yd	Rs 4/- per sq yd
b) 40' x 60'	Rs 5/-	Rs 4/-
c) 30' x 50'	Rs 3	Rs 2/-

21) It is for orders, if the revised rates may ~~be~~ be approved now - Vide orders of the Finance Minister in the end of page 2 of the statement flagged H

17/3

24) For orders on the above points

17/3

For 17/3/69

Genl Secy

17/3/69

1813

OFFICE OF THE ... TO FINANCE & INDUSTRY
No 3668
Date 21/3/69

23) May be approved

21/3/69

Minister Finance & Industries

21/3/69

24) I have passed orders on various points in connection with the disposal

Note — Contn Sheet

Re formal plots in Jayawagu

File No 400/- of 194 | General and Revenue Secretariat

Serial No

3668

of Jayawagu tribes. The question of rules was reserved as the Chairman felt they admitted of some increase over what were decided at Carlton House. The Trust Board has sent forth proposals on 12.3.1949 which retain the earlier rules for plots measuring 100'x150' & 80'x120' but provide for increase as per the views the recommendations of the Trust Board may be accepted.

2) In view of the fact that the earlier decision re plots etc (the one earlier to the Carlton House meeting) was of the Council - it would be desirable to have this disposed of by circulation or at a meeting of the Council A C N embodying the main points on which orders have been obtained may be passed early & may be submitted to the Chairman.

Sec D
24/3

A

Rec'd 24/3

24/3/49
Secy Min

26/ submitted

In view of the orders at 'A' above, it is for consideration whether this may be disposed of by circulation or at a meeting of the Council

Secy Min

26/3

29/3/49

WD 02853—GPB—20 000—11 5 48

General and Revenue Secretariat

File No 7009/ml Re disposal of Sites & Buildings in Jagirgan - 25 - of 194

App F I 12

Serial No

27) A camel note is also put up, as directed by 28) orders of the Chief Minister for charge Dewan may be moved for considering the matter in Council

29) A draft Camel note is also put up embodying the main points in which the orders of the Council are required - Reference 25 supra

Genl Secy 12/4/49

Office of the Chief Minister
No ...
Date of Receipt ...
Date of Return ...

DEWAN'S OFFICE
12 APR 1949
No 4693

30) For favour of advice whether it may be disposed of by Circulation

Dr 12/4/49

Dewan in charge

31) Camel meeting

Kee 12/4

32) Pl type 13 copies annexure

Dr 12/4/49

SECRETARY TO GOVT OF MYSORE
No
Date 13/4
CONFIDENTIAL BRANCH

Dr 13/4/49

33) submitted with typed copies

Dr 14/4

Genl Secy 14/4/49

SECRETARY TO GOVT OF MYSORE
No
Date 14/4
CONFIDENTIAL BRANCH

4-45 PM

GENERAL & REVENUE SECRETARIAT
Council Section
18 APR 1949
Confn Section
CONFIDENTIAL BRANCH

Council No 1531
For Consideration at a Meeting of Council
Date 19 4 49

Chief Secy 16/4/49

Dr 18/4/49

File No of 194

General and Revenue Secretariat

Serial No

C 1531/48

2

Extract from the Proceedings of the 138th *Meeting of the Council of Ministers held at Bangalore on* 19th April, *1949*

SUBJECT:-

Disposal of sites in Jayanagar Extension, Bangalore City.

OPINION OF THE COUNCIL.

The proposals for the disposal of sites in Jayanagar Extension, Bangalore City at enhanced rates as stated in the Circulation Note are approved with the following modifications:-

A

(1) The deposit should be 25 % or the site value and not 12½ % required from the successful allottee, or the successful applicant at the auction as the case may be.

(2) The allottee should construct the house only according to the design approved by the Board but not necessarily through any particular agency.

(3) The houses should be constructed within two years after the date of allotment, provided that the Trust Board may for sufficient reasons extend in any particular case the time for completing such construction.

(Sd) A RAMASWAMI MUDALIAR
Dewan of Mysore

For favour of a final note

Minister for Finance & Indus

20/4

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No. 4390
Dt. 20/4/49

'EXTRACT

Chief Secretary to Government

7009/Mis 29

Disposal of files in Jayanagar

D 7 N as put up

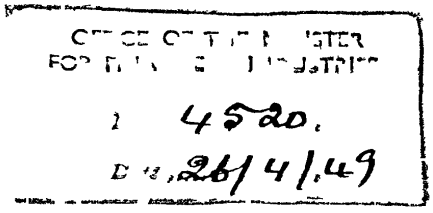
Mra 22/4/49

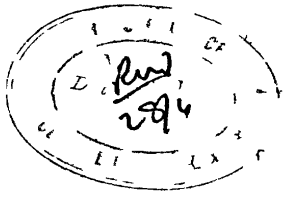
Pl put up a typed draft for
22-4-49 advice

Sd 22/4/49

A typed copy is submitted for consideration
Mra 23/4

Sd 23/4/49





Sd 26/4/49

Minister Finance & Revenue

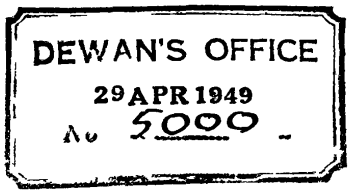
Final note placed below

Sd 28/4/49

Sd 28/4/49

Dewan

Sd 28/4/49



Final note by the Minister for Finance and Industries

Subject — Disposal of sites in Jayanagar Extension, Bangalore City

These papers relate to the proposal of the City Improvement Trust Board, Bangalore, for the immediate disposal of about 2,000 sites in the Jayanagar Extension

The general scheme for the formation of the Kanakanapalya extension now called the "Jayanagar Extension" was sanctioned in January 1948 subject to the directions that the Chairman should submit separate proposals, for the approval of Government, regarding the rates at which the sites should be sold, the manner in which plots should be disposed of either by lot or otherwise, etc The sanctioned layout provides for about 5,500 building sites

In view of the keen demand for building sites in Bangalore - both from the officials and non-officials - the Chairman has proposed the immediate disposal of about 2,000 sites which are said to be ready without waiting for the entire scheme to be completed and has sent up the proposals of the Board in regard to the calling for applications, the rates to be charged and the manner of selection, etc

The proposals of the Board in this behalf as accepted or slightly modified by me in some cases are indicated below -

The Board have classified the sites formed into two categories, viz , (a) sites which are nearer the City and (b) sites which are farther away from the city, the sites of the former category being charged a little higher rate than the others

The Trust Board propose to call for the applications in forms prescribed and printed by them to be sold to the applicants at two annas each This is accepted

Applications are proposed to be called for only from the present

residents of Bangalore, except in the case of Government officials who are proposed to be permitted to apply even though they are serving outside Bangalore, if they want to settle down in Bangalore

The dimensions of the sites that are being formed are -

a) 100' x 150'
b) 80' x 120'
c) 45' x 90'
d) 40' x 60'
e) 30' x 50'

Classes (a) and (b) of the sites, measuring 100' x 150' and 80' x 120' are proposed to be disposed of by public auction The rest of the sites measuring 45' x 90', 40' x 60' and 30' x 50' will be allotted by drawing lots from among the applicants for each class of sites

The following upset prices are proposed to be fixed in respect of the sites to be disposed of by lots -

	Sites nearer the City	Sites away from the City
a) 45' x 90' at	Rs 5/- per sq yard	Rs 4/- per sq yard
b) 40' x 60' at	Rs 5/- "	Rs 4/- "
c) 30' x 50' at	Rs 3/- "	Rs 2/- "

A deposit of 12½% of the site value is proposed to be recovered immediately after sites are allotted to the successful candidates, the remaining cost being recovered within six months of the date of allotment

Sites are proposed to be reserved as follows to certain classes of applicants -

1 50 sites of 30' x 50' each to the members of the menial staff employed in Government Departments
2 250 sites (40' x 60', 45' x 90' and 30' x 50') to the non-gazetted Government employees
3 A plot for housing the Harijans
4 100 sites for bonafide refugees
5 50 sites for ex military personnel
6 50 sites for the employees of the Postal Department
7 100 sites to the employees of the Mysore Bank

Apart from this, it is also proposed to allot certain sites to House Building and other Co-operative Societies and to the displaced

site owners of Kanakanapalya after obtaining the names of persons to whom they allot such sites, subject to the condition that the allotment should be only to houseless applicants with the approval of Government

The Board have resolved to the effect that (1) the allottee should construct a house not only according to the design approved by the Board but (2) he should also agree to have it constructed through the agency approved by them It is proposed to accept the first condition, no restrictions being imposed as regards the agency of construction

In each category of sites referred to above, it is proposed to reserve 10% for later consideration and allotment

The above proposals were considered at a meeting of the Council of Ministers held on 19th April 1949, when the following opinion was recorded

"The proposal for the disposal of sites in Jayanagar Extension, Bangalore City at enhanced rates as stated in the circulation note are approved with the following modifications -

1 The deposit should be 25% of the site value and not 12½% required from the successful allottee, or the successful applicant at the auction as the case may be

2 The allottee should construct the house only according to the design approved by the Board but not necessarily through any particular agency

3 The houses should be constructed within two years after the date of allotment, provided that the Trust Board may, for sufficient reasons extend in any particular case the time for completing such construction "

I solicit His Highness' gracious approval to the above proposals for the disposal of sites in the Jayanagar Extension, subject to the modifications specified in the resolution of the Council

K C Reddy

Minister for Finance and Industries

Bangalore,
27th April 1949

Submitted to His Highness

I submit herewith, for the gracious approval of His Highness, a Final Note by the Minister for Finance and Industries on the proposal to dispose of the sites in the Jayanagar Extension, Bangalore City

A Ramaswamy Mudaliar

DEWAN

Bangalore,
29th April 1949

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject

Proposal to dispose of the sites in the Jayanagar Extension, Bangalore City

1349

Order

RN
2/5/'49

Chief Secy
ARM
4/5

4/5
Secy
4/5/49

C 1531/48

General and Revenue
Secretariat

WD 06173—GPB—2 000—21 4 49

SUBJECT —

Proposal to dispose of the sites in the Jayanagar Extension, Bangalore City

---

Circulated to Council of Ministers for perusal of His Highness orders ~~before~~/after issue of orders

Chief Secretary to Government

Through the Secretary to Government
General Department

1	Chief Minister	
2	Minister for Finance and Industries	
3	Minister for Law and Labour	
4	Minister for Revenue and Public Works	
5	Home Minister	
6	Minister for Local Self Government	
7	Minister for Public Health and Excise	
8	Minister for Education	
9	Minister for City Municipalities and Muzrai	

Secretary to Government
General Department
with compliments

NOTE—Contn sheet

7009/mL 34 Proposals for the disposal of sites in Tyamagar

To,

The chairman C I T
Board, Bangalore

L 12917 & 6/5/65

Issues order approving the proposals with certain modifications

This may now be sent to the C B for circulation

Sd/- 6/5- (Asst Secy (Rev)) for C I B 6/5/65

8842/ml

General and Revenue Secretariat | File No | of 194 | [App F III-2

Serial No

Letter No J 650/168-169 & 17/5/169 from the Chairman, C & T Board, Bangalore re deposit to be received in connection with the grant of sites in the Jayanagar

1) submitted with a note in the matter —

The main file has been sent to the C S for circulation, after which orders

While submitting proposals for the disposal of sites available in the Jayanagar extension in Bangalore, one of the conditions proposed to be introduced in the application form for grant of sites was that a deposit of 12½% of the site value should accompany the application, mainly to limit the application to bonafide persons

2) The Minister for Finance & Industries had approved of the suggestion made in this & offered to take the deposit of 12½% only from the successful candidates, after allotment

NOTE—Contn Sheet

Serial No

is made and not along with the application form, as proposed by the Board

3) But when the file referred to the council of Ministers, it was resolved that a deposit of 25% of the plot value should be recovered immediately from the successful allottee or the successful applicant at the allotment, as the case may be

4) The chairman presumes that the original condition re the recovery of 12½% with the applications made from, above still remains, though it is made clear in the order issued to recover 25% only after allotment is made, as per council's resolution referred to above.

5) The chairman now says that it is necessary to insist on the applicants to pay this deposit with a view to limit the applications to bonafide applicants really

Serial No

Keen on building houses, the other 12½ % to make up the 25% of the site value being recovered from the successful Allottee or the successful applicant at the auction, ~~et~~ as the case may be

6) The chairman's suggestion now made to recover 12½% with the application arises only in the case of ~~the~~ those who apply for sites ~~for~~ at upset prices & will not apply to the candidates who bid at the auction

7) ~~The~~ It is however for consideration whether the proposal of the chairman to ~~recover~~ insist upon the deposit of 12½% with the application may be approved, the other 12½% being recovered immediately after the allotment is made In this connection, it is submitted that this condition, if approved, will ~~discourage~~ prevent many poor people — especially the official class such as clerks, pensioners & low class people — from

Serial No

applying for sites within the specified period to be fixed by the Board, though many of them are in dire need of sites, in view of the fact that according to the rates now approved by the govt, the value of a site will be about Rs 1,300 or so and as such, one has to deposit a sum of Rs 162½ along with the application

8) In these circumstances, the matter for consideration is

1) whether the proposal of the chairman to receive 12½% with the application & to receive the other 12½% after the site is allotted may be approved A

or

2) whether a nominal sum about Rs 50 may not be fixed in all cases, to be deposited with the application, the balance of the 25% of the site value being received B

Deposit of sites in
8842/mel — Vijayanagaram 3]

General and Revenue Secretariat | File No — re recovery of deposit value of 194 | [App F III—

Serial No

immediately after the site is allotted, in the case of the successful ~~applicant~~ allottee

9) As regards ~~the~~ successful applicants at the auction, the condition re the recovery of 25% of the site values, as referred to in para 3 supra, may perhaps remain, as the suggestion now made does not apply in this respect

Ma 19/5— 10) If the intention of insisting on an initial deposit is only to prevent idle and irresponsible applications for sites making the work of the Trust Board office unnecessarily heavy, the purpose would appear to be served by fixing an initial deposit of Rs 50/-, at least in the case of the applications for the smaller sites, for which the middle and lower classes of people apply. If the initial deposit is excessive it might prevent several needy people from applying as they will not be able to make up the deposit in the small period within which they have to apply

F 19569. The presumption of the Chairman for the purpose that the condition that 12½% of deposit should accompany the applications from persons of the middle

9847/1 Disposal of site in Jayanagar Extn
Recovery of an initial deposit with the application

File No | of 194 | General and Revenue Secretariat

Serial No

has been approved as not correct
proposals at A or B are for
orders

(Secy Deptt) for
19-5-49

The suggestion made at the above
consideration, as it will be clear to all
3/
19/5/49

(Minister Finance & Industries) for

I approve of it only
then have done it on another letter
already. The proposal is approved.

[illegible]
20/5

[illegible]
20/5/49

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No 5193
Date 19.5.49.

SECRETARY TO GOVT OF MYSORE
Revenue
Date 20/5
GEN REGL DE ARCHIVES

Sri C N NARASINGA RAO B A BL
Chairman

IMMEDIATE CITY IMPROVEMENT TRUST BOARD

Bangalore dated 19th May 1949

D O No G 657/48-9

Dear Mr. Ramappa,

I herein enclose a copy of this office letter No G 650/48-49 dated the 17th May 1949 addressed to the Secretary to Government, General Department, requesting for orders of Government in regard to the deposit of 12½% of the site value by persons applying for sites in Jayanagar Extension at the time of presenting their applications and request that this may kindly be placed before the Hon'ble the Minister for Finance and Industries and early orders obtained in the matter

Yours sincerely,

C N Narasinga Rao

Sri P Ramappa, B A, (Hons)
Personal Assistant to the Minister for Finance,
Bangalore

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No P 2358
Date 20/5/49

Subt for perusal and orders
19/5

Secretary
20/5/49

Resume the matter is after the D 19/5

A draft letter is submitted
20/5

Secretary

To
The Chairman
C.I.T. Board
Bangalore

L 13619 of 20/5/49
Attention of the Secretary

8842/wl

Disposal of sites in Nayanagar

File No | of 194 | General and Revenue Secretariat

Serial No

submitted with a draft G.O. to get two copies of the plan showing the particulars of the sites formed & proposed to be sold and the lines of demarcation between the sites which are classified as ~~shown~~ herein this and those ~~of~~ from them away from the sites, as proposed ~~to have been~~ ~~fixed~~. This will be useful for reference and will also give an idea of how many sites are formed and how they are formed. Information as to how the different kinds of sites are proposed to be distributed to the several Categories of applicants is also called for.

By 10/69

Spare

A/6/69

20

Re Chairman, C.D.T.B., Bellary

W 14164/69/4.6.69

Calls for information

Secy A/6

Letter No. J-675/68-69 dt 27/5/69 from the Chairman, C.D.T. Board, Bangalore, in the matter

8842 S 9/02/mk
re disposal of sites in Jayanagar

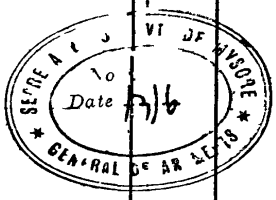
General and Revenue Secretariat | File No | of 194 Jayanagar [App. F III–

Serial No

The report of the chairman showing the action taken to give publicity in connection with the disposal of sites in the Jayanagar extension is submitted for perusal

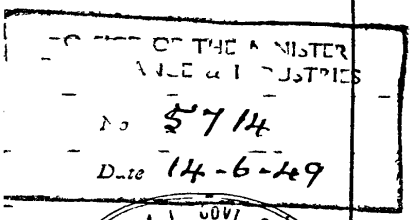
yes

no further action appears called for on this report



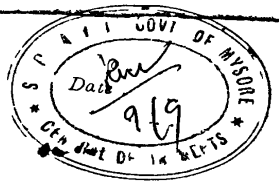
Ma
8/6 for perusal of the Chairman's letter dated 27-5-1949, showing the action taken by him to give wide publicity regarding the disposal of sites in Jayanagar extension

Secy 11/6/49



Minister Finance & Industries
12/6/49
14/6/49

Secy
8/9/49



9/9

B

please keep the papers for some time

NOTE—Contd sheet

File No of 194

General and Revenue
Secretariat

Serial No	

G 293/48-9 OFFICE OF THE CITY IMPROVEMENT TRUST BOARD,
Seen for Secy for approval "Ranga Vilas", Seshadri Road,
(Draft) Dated, Bangalore, the 4th December 1948.

To

JANAB SYED ABDUL ALEEM, B A ,
Secretary to Government,
Revenue Department, Bangalore

Sir,

SUB.- Re disposal of sites in Jayanagar Extension

Adverting to G O No L 12632-8/M1 139-46-13 dated the 17th January 1948 according administrative sanction to the layout of the above Extension, I have the honour to state for the information of Government that the formation of about 14 miles of roads is nearing completion and that nearly 2,000 sites will have been formed by the end of December 1948 Further works are being pushed through vigorously

2 The area now laid out is mainly the western side of the Central Main road at the commencement of which the Circle has been formed and the Inaugural Stone unveiled by His Excellency the Governor General of India in August last The area also includes some extent on the east of this road (within the Municipal limits) The entire area now laid out has been divided into 8 blocks for purposes of convenience and to facilitate numbering of the sites in each block separately

3 Several matters relating to Jayanagar Extension came up for consideration at the Special meetings of the Board held on 23-11-48 and 26-11-48 The plans and other details connected with the layout were examined in detail by the Members of the Board The matters dealt with are given seriatum below

I Deviations in the course of execution

Certain changes which as reported by the Engineer Officer had become absolutely necessary and inevitable during the ~~corner~~ Course of the execution of work in such an extensive area were approved and it was resolved

"That the Board approved of the deviations proposed as the same were necessary "

The changes included the adjustments as to

the actual position of roads and resulted in the formation of sites sometimes more or less in extent than those originally contemplated While approving of this, the Board resolved that so far as these were concerned,

"That the sites of dimensions other than the sanctioned classes be charged at rates nearest to the sanctioned categories of sites "

II RATES OF DISPOSAL

It was resolved -

"That two main classes of sites be kept up, the first being sites nearer the City, and the second being sites farther away from the City "

It was further resolved

"That the following rates of sale be adopted in regard to each of the main classes "

	Size of sites	Rate of sale of sites nearer the City (Blocks 1, 2, 3, 4, 6 & 7)	Rate of sale of sites farther away (Blocks 5 and 8)
1	100' x 150'	Rs 6/- per Sq Yd	Rs 5/- per Sq Yd
2	80' x 120'	Rs 6/- per Sq Yd	Rs 5/- Do
3	45' x 90'	Rs 4/- Do	Rs 3/- Do
4	40' x 60'	Rs 3/- Do	Rs 2-8-0 Do
5	30' x 50'	Rs 2-8-0 Do	Rs 2/- Do

With regard to matters still pending and alterations such as the case of Sri B G S Acharya involving further acquisition, it was felt that the proposed layout of the whole area between the East Road and the proposed First Main Road running north to south up to Patalamma street had to be considered separately in view of the several questions involved and the provisions of the Trust Board Act

Proposals may be awaited.

It was accordingly resolved

"That this area be taken up separately

III CALLING IN FRESH APPLICATIONS

So far, as many as about 40,000 applications for sites had been received and registered including sites for Labour, that these applications had been made voluntarily by the applicants without the Board calling for them and

and that all details necessary to enable the selection of applicants had not been given and that in many cases, applications had been made in several names from the same family It was therefore considered absolutely necessary that the Board should print application forms calling for requisite information from applicants which would enable the applicants to give all details necessary to find out the bonafides of each applicant and also embodying on the back of the application form, the terms and conditions subject to which the sites would be allotted

The Board approved of the form of application and the conditions to be imposed and it was resolved

"That the applications for sites should be from permanent residents of Bangalore, except as regards Government officials who were for the time being outside Bangalore, but who wanted ultimately to settle down in Bangalore, they might also be enabled to apply After the applications are received, they should be classified and scrutinized and an Allotment Committee to be formed The allotment should be by casting lots among the applicants for various classes of sites "

IV Re. levy of fees for application forms to be issued

It was agreed that application forms be made available to applicants on a payment of 0-2-0 for each form

V TIME FOR PAYMENT OF SITE VALUE

"Resolved that the time for payment of the site value might be extended to 3 months from the date of notice of allotment and that amount may be paid within this period in three instalments "

VI DEPOSIT BY APPLICANTS

The next point taken up for consideration was, the question of deposit of a percentage of the site value by the applicant with the application form

It was considered desirable to insist on such a deposit by the applicant along with the application of 12½% on the value of the site as fixed, as this would limit the applications to bonafide persons It was resolved

"That the clause in the draft form may remain with the modification of 12½% as deposit to accompany the application form "

VII INTIMATION TO APPLICANTS

It was the view of one or two members that all the applicants who had so far given their applications for sites should be intimated individually, that they should be requested to renew their applications in the form to be made available from this office on payment of 0-2-0

It was finally agreed however

"That intimation should be sent to all applicants apart from publishing notices in the Newspapers "

VII PRINTING AND SUPPLYING THE PLANS OF THE VARIOUS BLOCKS

"Resolved that plans of the blocks be got separately printed and the same made available at 0-8-0 per plan

IX ~~VIII~~ RESERVATIONS OF SITES TO CERTAIN CLASSES

The Board passed the following resolution in regard to the reservation of sites

1 That 150 sites of 40' x 60' be reserved for N G Os

2 That a Block of at least 50 sites of 30' x 50' be reserved for menials and lowest income groups

3 The plot selected and proposed for housing dehoused Harijans be reserved for them

4 That 100 sites be reserved for the present for bonafide refugees as already resolved previously

5 That 50 sites be reserved for ex-Military personnel

6 That 50 sites be reserved for Postal Employees

7 Kankanpalya Site Owners:-

"RESOLVED that while reiterating the previous resolution, details re siteless and houseless owners be ascertained from the Kankanpalya Association from the printed forms to be made available to them as in the case of others and placed before the Sub Committee and Board for consideration "

8 Staff of the Mysore Bank

The following resolution was passed by the Board on 26-11-1948 after some discussion

"RESOLVED that the Board was willing to allot 100 sites to the Mysore Bank Employees and calls upon them to forward details of their scheme for the approval of the Board "

9 Other Banks and Societies

As regards the case of other Banks and Societies which had made similar requests, it was decided that they might be taken up separately for consideration

~~X~~ RELAXATION OF THE RESTRICTION IMPOSED UNDER SEC 23 of the TRUST BOARD ACT

The Board felt that ~~the~~ any absolute restriction imposed under Sec 24 ~~XX~~ of the Trust Board Act making it mandatory for the Board, to substantially effect all the works connected with the scheme before the allotment of sites, the disposal of sites to the applicants would get held up and that it would take some time before these works could be substantially effected in terms of the Act It was therefore urged that an immediate relaxation of ~~the~~ Sec 24 ~~XX~~ was necessary to enable the allotment to be made As amended, Sec 24 will read as follows -

"That ~~the~~ Board shall not sell or otherwise dispose of any site for the purpose of constructing buildings thereon for the accommodation of persons until all the improvements specified in Sec 23 have been substantially provided for in the estimates "

It was resolved

"That the amendment proposed be approved and submitted to Government for sanction "

In this connection, I invite kind reference to this office letter No G 263/48-49 dated 23-11-1948 with which a recommendation has been made for the relaxation of the Section referred to as per resolution of the Board and I solicit immediate orders of Government on the subject

X/ RE. HOUSES TO BE BUILT BY SUCH AGENCIES AS ARE APPROVED BY THE BOARD

The Board felt that having ~~in~~ regard to the matter of speeding up of construction of houses and reducing the cost of construction, fixing building lines and ensuring that the buildings were as per approved plans and designs as discussed during the meeting held under the Presidency of the Dewan that the following condition of grant of sites would meet the

purpose, while giving enough latitude also to the Board in this regard

It was accordingly resolved that the following condition be imposed

"The applicant agrees to put up buildings as per approved plans and designs to be furnished by the Trust Board and to have the construction put up by such Agencies as the Board may decide including the Trust Board, it being also open to the Board to specifically permit an Allottee to build himself "

A copy of the application form with terms and conditions of allotment as finally approved by the Board is enclosed for reference and approval of Government

XII PROPOSALS TO REQUEST GOVERNMENT TO PUBLISH NOTIFICATION IN THE GAZETTE EXTENDING THE LIMITS OF THE JURISDICTION OF THE TRUST BOARD TO COVER THE AREAS WHERE THE TRUST BOARD IS OPERATING AND UP TO A 3 MILE LIMIT ~~FROM~~ FROM THE PRESENT MUNICIPAL LIMITS

The Board was taking up schemes and works beyond the Municipal limits, that the allotment of sites would be made therein very soon and that the construction work might also begin and it was necessary that the Board should arm itself legally with powers of enforcing rules as to building that may come up in the area With this end in view, the Act had been amended by adding Sec 23 (a) wherein by a notification in that behalf by Government, the Board would be given the necessary powers of a City Municipal Council in the area outside Municipal limits and that the issue of a notification under Sec 23 (a) of the Act was an urgent necessity for enforcing any Building Regulations in this regard

The following resolution was passed unanimously -

"That the proposals in the note of the Chairman be approved and further that Government be requested to issue a notification under Sec 2 and 23 (a) of the Trust Board Act, extending the provisions of the City of Bangalore Improvement Act, to the areas of the Industrial Suburb and Jayanagar Extension and up to a limit of 3 miles from the present Municipal limits of Bangalore City "

It was also resolved

"That Government be urged to take speedy steps in this behalf "

XIII/ HOUSING SCHEME FOR PUTTING UP 800 POOR AND MIDDLE CLASS HOUSES IN SOIL CEMENT IN JAYANAGAR

I may add in this connection that a scheme for building 100 blocks of houses each containing 4 houses and similar 100 blocks for middle classes, at a total cost of Rs 14 lakhs in Jayanagar prepared at the instance of the Home Minister was also placed before the Board They would be put up in convenient blocks in the extension

The Board approved of these proposals

These proposals are under submission to Government

I request that in these circumstances, immediate orders of Government approving of the several resolutions referred to above may kindly be obtained and communicated so that action might be taken to dispose of sites in the Jayanagar Extension immediately

It is needless for me to say that the demand for sites from the public is so keen that the allotment cannot be put off any further It is therefore requested that very early orders of Government approving of the above resolutions may be obtained and communicated

Yours faithfully,

CHAIRMAN,
City Improvement Trust Board,
Bangalore

gvm/-3-

THE CITY IMPROVEMENT TRUST BOARD
Bangalore

Application for Allotment of site in the Jayanagar Extension

To

The Chairman,
City Improvement Trust Board,
Seshadri Road, Bangalore

Sir,

I hereby tender my application for the grant of a site measuring ft x ft to me in the Jayanagar Extension, Bangalore I enclose a Treasury Challan/Cheque for Rs. being the deposit required of re at 12½% of the site value I agree and bind myself to the conditions laid by the Board for grant of sites as detailed below -

1 Full name of applicant

Age

2 Father's full name

3 Occupation (If the applicant is a Government servant residing outside Bangalore, whether he intends settling down in Bangalore permanently)

4 Income p m

5 Address and residence (whether a permanent resident of Bangalore)

6 Whether Mysorean by birth or domicile

7 Whether member of a divided or undivided family

8 Names and occupations of the other members of the family

9 Whether the applicant's father or any of his brothers or wife owns any house or site in Bangalore City or the Civil Station or within 3 miles of the Municipal limits

10 What are the applicant's immediate means for constructing a building, if site is granted

11 Whether the applicant binds himself to the conditions detailed hereunder if site is granted

I declare that the information furnished above is correct

SIGNATURE OF APPLICANT

P T O

CONDITIONS

1. The applicant should be a Mysorean by birth or domicile

2. Neither the applicant nor his wife/nor her husband should own any house or site in Bangalore City or the Civil Station or within 3 miles of the present limits thereof

3 The applicant agrees to put up buildings as per approved plans and designs to be furnished by the Trust Board and to have the construction put up by such Agencies as the Board may decide including the Trust Board, it being also open to the Board to specifically permit an Allottee to build himself.

4 The applicant must agree to abide by the Building Byelaws as may be framed by the Trust Board.

5 The applicant agrees to start the construction of the buildings within 6 months of the date on which possession of it is given to him and complete the same within 2 years thereafter

6 The site is not to be sub-divided and not more than one dwelling house is to be constructed thereon

7. The applicant's deposit accompanying this application is returnable to him if a site is not allotted to him by the Board and half of the amount is liable to be forfeited to the Board if the applicant fails to take the site that may be allotted to him or pay the balance of the site value within the time as may be stipulated by the Board The Allottee, at his cost, will get Title deeds after the buildings are constructed on the site as per conditions above Till then, he will get possession

8 The site or the building that may be constructed thereon is not to be alienated by the Allottee for 10 years except with the previous written permission of the Board, it being also open to the Board in such cases to claim preemption in its favour at rates to be fixed by the Board in case the Allottee wishes to sell the house The Board may permit hypothecation by the Allottee of the site in favour of recognised Building Societies or institutions, for bonafide Building purposes on the site, each case being considereed on its merits by the Board

9 The Board may reject any application for the grant of sites without assigning any reason The Board may adopt such methods of allotment as it may decide upon i e , by casting lots or otherwise

10 The sale price is to be paid in full by the Allottee within 3 months of the notice of allotment of the site to him He may pay the amount in three instalments within this period

11. The site with the structures thereon, if any, will be resumed by the Board, if there is any misrepresentation or breach of any of the above conditions by the Allottee and disposed of at its discretion

SIGNATURE OF APPLICANT

N B - (1) The measurements are approximate and the rate for sites which may be slightly more or less in area will be at the rate nearest to the above categories of sites

(2) The North and South Sections denote respectively areas close to the City and slightly farther

(3) Further details, if required, may be ascertained from the Engineer Officer of the Trust Board

(4) Government officials for the time being, being outside Bangalore, but intending to settle down in Bangalore, permanently may also apply

	Dimension of site	Rate & Value (North Section) - Blocks 1,2,3,4,6 & 7	Value Rs	Rate & Value South (~~North~~ Section) - Blocks 5 & 8	Value Rs
1	100 x 150'	@ Rs.6/- Sq Yd	10,000/-	Rs 5/- Sq Yd	8,333- 5-0
2	80 x 120'	@ Rs 6/- "	6,400/-	Rs 5/- "	5,333- 5-0
3	45 x 90'	@ Rs 4/- "	1,800/-	Rs 3/- "	1,350- 0-0
4	40 x 60'	@ Rs 3/- "	800/-	Rs 2-8-0 "	666-11-0
5	30 x 50'	@ Rs 2-8-0 "	416/11/-	Rs 2/- "	333- 5-0

C N Narasimha

Chairman,
City Improvement Trust Board
BANGALORE

7009

519/48-9

From

The Secretary,
City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Bangalore.

Dated, Bangalore, the 12th March 1949

To

The Secretary to Government,
General Department,
Bangalore

108-48-32

GENERAL & DEPTL SECRETARIAT
17 MAR 1949
MUNICIPAL BRANCH

Sir,

SUB - Disposal of sites in Jayanagar Extension

I have the honour to state that in the proposals submitted to Government in this office letter No G 293/48-49 dated the 4th December 1948, the rates at which the sites were proposed to be sold were as follows -

	Size of sites	Rate of sale of sites nearer the City (Blocks 1,2,3, 4, 6 & 7)	Rate of sale of site farther away (Blocks 5 & 8)
		Rs per Sq Yd	Rs per Sq Yd
1	100' x 150'	6/-	5/-
2	80' x 120'	Rs 6/-	5/-
3	45' x 90'	Rs 4/-	3/-
4	40' x 60'	Rs 3/-	2-8-0
5	30' x 50'	Rs 2-8-0	2/-

2 The rates fixed at the meeting held in the Carlton House on 1-9-48 (The Dewan presiding and the Ministers and some of the Heads of Departments being present) were also the same except for the last class of sites i e , of 30' x 50' which was proposed to be sold at Rs 2/- per Sq Yd irrespective of the site situated nearer the City or farther away

3 According to the proposals now submitted to Government with this office letter of 4th December 1948, the cost of different dimensions of sites will be as follows -

	Size of sites	Rate of sale (near the City)	Cost	Rate of sale (Farther away)	Cost
		Rs per Sq Yd	Rs	Rs per Sq Yd	Rs
1	100' x 150'	6/-	10,000/-	5/-	8333-5-0
2	80' x 120'	6/-	6,400/-	5/-	5333-5-0
3	45' x 90'	4/-	1,800/-	3/-	1350-0-0
4	40' x 60'	3/-	800/-	2-8-0	666-11-0
5	30' x 50'	2-8-0	416-11-0	2/-	333-5-0

4 I may add for the information of Government that in the recent auction held last month by the Municipality in the Narasimharaja Colony, the price realised for sites of the

12

dimension of 40' x 60' was about Rs 12/- a Sq Yd

5 It is likely that our expenditure on the Extension Scheme may increase and it may be difficult to raise the Rates later It is therefore deemed advisable to raise slightly the prices of sites of the smaller dimensions now alone with a view to meet any future emergencies and excess expenditure

6 In view of the extreme urgency of the matter, a Note was circulated amongst the members of the Board for consideration whether the rates of sites measuring 45' x 90', 40' x 60' and 30' x 50' may not be slightly raised

7 The following revised rates for these classes of sites were also suggested

	Dimension of the site	Rate near the City	Rate farther away from the City
		Rs per Sq Yd.	Rs per Sq Yd
1	45' x 90'	5/-	4/-
2	40' x 60'	5/-	4/-
3	30' x 50'	3/-	2/-

8 The prices of sites of these dimensions as per the above revised rates would be -

1	45' x 90' = 450 Sq Yds	Rs 2,250/-	Rs 1,800/-
2	40' x 60' = 266 Do	Rs 1,360/-	Rs 1,064/-
3	30' x 50' = 166 Do	Rs 498/-	Rs 332/-

9 The members have unanimously given their assent to the revised rates suggested A copy of the Note circulated among the Members with their opinions is enclosed for favour of reference

10 I request in the circumstances that early orders of Government may kindly be obtained for the disposal of sites in Jayanagar Extension, at the revised rates now proposed by the Board

Yours faithfully,

C R Narayana Rao

CHAIRMAN

gvm/-2-

12/3

Office of the City Improvement Trust Board,
"Ranga Vilas , Seshadri Road,
Dated, Bangalore, the 12th March 1949

Note on the Rates of sale of sites in Jayanagar

In the proposals made to Government by the Board, the rate of sale of sites is as follows -

Sl No	Size of sites	Rate of sale (nearer City)	Rate of sale (Farther away)
		Rs	Rs
1	100 x 150'	6/- per Sq Yd	5/- per Sq Yd
2	80 x 120'	6/- Do	5/- per Sq Yd
3	45 x 90'	4/- Do	3/- per Sq Yd
4	40 x 60'	3/- Do	2-8-0 Do
5	30 x 50'	2-8-0 Do	Rs 2/- Do

(The rate fixed at the meeting in Carlton House for the last class was Rs 2/- per Sq Yd)

This means that each of these sites is priced at -

1	100 x 150'	Rs 10,000/-	Rs 8,333-5-0
2	80 x 120'	Rs 6,400/-	Rs 5,333-5-0
3	45 x 90'	Rs 1,800/-	Rs 1,350-0-0
4	40 x 60'	Rs 800/-	Rs 666-11-0
5	30 x 50'	Rs 416-11-0	Rs 333-5-0

In the recent auction held last month by the Municipality in Narasimharaja Colony, it is understood that the price realized for 40' x 60' site was about Rs 12/- per Sq Yd

It is likely that our expenditure for the Extension may increase and it is a matter for consideration of the members whether the rate of the sites measuring 45 x 90 40' x 60' and 30' x 50' may not be slightly increased It would be difficult to raise the rates later

I would suggest the following rates -

45' x 90'	Rs 5/- per Sq Yd	and Rs 4/- per Sq Yd
40' x 60'	Rs 5/- Do	Rs 4/- Do
30' x 50'	Rs 3/- Do	Rs 2/- Do

The price of the sites will be accordingly

45' x 90'	450 Sq Yds ,	Rs 2,250/- and Rs 1,800/-
40' x 60'	266 Sq Yds	Rs 1,360/- and Rs 1,064/-
30' x 50'	166 Sq Yds	Rs 498/- and Rs 332/-

Members are requested to kindly signify their assent or otherwise to the proposal so that Government may be informed accordingly This proposal is circulated since

the matter is one of extreme urgency

(sd) C N Narasinga Rao,
Chairman

To

1 The Chief Engineer for Roads & Buildings — I am of opinion that the slight increase in the rates for items 3, 4, & 5 may be adopted
Id/- M N L
12-3-49 Ch Engr

2 The Consulting Architect — I agree the revised rates are fully justified
Id/- G H Kr
12-3-49 Consulting Architect

3 The Director of Public Health — I agree
(sd) I Chandrasekharaiya
Director 12-3-49

4 The Municipal Commissioner — I agree - Id/- A S K

5 Sri Gandenahalli Nanjappa — Yes (sd) G Nanjappa

6 Sri M V Veerappa — Agreeable for the above alterations
(sd) M V Veerappa
12-3-49

7 Sri R Poojidaliah — (Sd) R Pujadaliah
12-3-49

' Copy '

C N Narasinga Rao
CHAIRMAN,
City Improvement Trust Board,
Bangalore

gvm/-2-

12/3/49

Comparative Statement showing the variations in rates originally sanctioned and rates fixed at the meeting held in Carlton House and now proposed by the Trust Board.

S.No	Dimensions of site	Rates as originally sanctioned in the Scheme. Rs	Rates fixed at the Meeting held in "Carlton House". Rs	Rates now proposed. Rs
1.	100' x 150' = 1,666 Sq Yds.	4-0-0 per Sq Yd. = Rs 6,664/-	(a) 6-0-0 per Sq Yd. = Rs 10,000/- (b) 5-0-0 ,, ,, ,, = Rs. 8,330/-	6-0-0 per Sq Yd = Rs.10,000/- 5-0-0 ,, ,, ,, = Rs 8,330/-
2	80' x 120' = 1,066 ,, ,,	3-8-0 ,, ,, ,, = Rs.3,731/-	(a) 6-0-0 ,, ,, ,, = Rs 6,400/- (b) 5-0-0 ,, ,, ,, = Rs 5,330/-	6-0-0 ,, ,, ,, = Rs 6,400/- 5-0-0 ,, ,, ,, = Rs 5,330/-
3.	45' x 90' = 450 ,, ,,	3-0-0 ,, ,, ,, = Rs 1,350/-	(a) 4-0-0 ,, ,, ,, = Rs 1,800/- (b) 3-0-0 ,, ,, ,, = Rs 1,350/-	5-0-0 ,, ,, ,, = Rs 2,250/- 4-0-0 ,, ,, ,, = Rs 1,800/-
4	40' x 60' = 266 ,, ,,	2-8-0 ,, ,, ,, = Rs. 665/-	(a) 3-0-0 ,, ,, ,, = Rs. 798/- (b) 2-8-0 ,, ,, ,, = Rs. 665/-	5-0-0 ,, ,, ,, = Rs 1,330/- 4-0-0 ,, ,, ,, = Rs 1,064/-
5.	30' x 50' = 166 ,, ,,	2-0-0 ,, ,, ,, = Rs. 332/-	@ 2-0-0 ,, ,, ,, = Rs. 332/-	(a)3-0-0 ,, ,, ,, = Rs 498/- (b)2-0-0 ,, ,, ,, = Rs. 332/-

N B. - Classes (a) and (b) indicate sites nearer the City and sites situated a little farther off respectively

CHAIRMAN, 15-3-49
City Improvement Trust Board,
Bangalore.

KRR/-4-

Cover 45,917 / Mk. 108-48-33,

The Chairman, C & T
Board, Bangalore

Sir,

With reference to the correspondence ending with your letter No 519/48 dt 12-3-49 re the disposal of the sites available in the ~~Malleswaram~~ Jayanagar extension, I am directed to convey the approval of Govt to the several resolutions passed by the Board at their meetings held on 23-11-48 and 26-11-48, subject to the following modifications.-

1) Sites of the dimensions (a) 100' x 150' and (b) 80' x 120' may be sold on public auction and the sites of the other classes viz ~~45' x 90', 40' x 60' and 30' x 50'~~ noted below may be disposed of by casting

lots at the rates ~~mentioned below~~ specified against each —

classes of sites	— sites nearer the city	— sites away from the city
(a) 45'X 90'	— Rs 5/- per sq yd	— Rs 4/- per sq yd
(b) 40' X 60'	— do	— do — do
(c) 30' X 50'	— Rs 3/- per sq yd	— Rs 2/- per sq yd

(2) A deposit of ~~50~~ 25% of the site value should be recovered immediately ~~after~~ from the successful allottee, or the successful applicant at the auction, as the case may be, the remaining cost being recovered within six months of the date of allotment.

(3) The allottee should construct ~~his~~ the house only according to the design approved by the Board but not necessarily through any particular agency.

(4) The houses should be constructed

within two years after the date of allotment, provided that the Trust Board may, for sufficient reasons extend in any particular case the time for completing such construction

(5) Plots may be reserved as follows for certain classes of applicants –

(a) 50 plots of 30' x 50' each to the members of the menial staff employed in ~~Govt~~ Municipal departments

(b) 250 plots (40' x 60', 45' x 90' and 30' x 50') to the non-gazetted ~~Govt~~ employees

(c) A plot for housing the Harijans

(d) 100 plots for bonafide refugees

(e) 50 plots to the ex-military personnel

(f) 50 plots to the employees of Postal Department

(g) 100 sites to the employees of the Syndicate Bank

(h) Apart from the above ~~allotment~~ reservation, certain sites to House Building and other co-operative societies and to the displaced site owners of Kankanalya may be allotted, after obtaining the names of persons to whom such they allot sites, subject to the condition that the allotment should be only to homeless applicants with the approval of govt

(i) In each category of sites to be formed, 10% may be reserved for later consideration & allotment

I am to request you to take immediate action

to have the prescribed forms published in the several 20
~~bound~~ news papers — Kannada, English and Hindustani, with the changes noted above

In this connection, I am to observe that it is not necessary to inform individual applicants who have already applied for slots and wide publication in the papers is sufficient

Yours faithfully
for
J. V. Gerseay
Sec

108-48-39 21

IMMEDIATE

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 17th May 1949

GENERAL & REVENUE SECRETARIAT
8842
MAY 1949
JHANCH

The Secretary to Government,
General Department, Bangalore.

Sir,

Sub:- Disposal of sites in Jayanagar Extension

With reference to your letter No L 12917-L1 108-48-33 dated the 6th May 1949 conveying the approval of Government to the several resolutions passed by the Board on the 23rd and 26th November 1948 regarding the disposal of sites in Jayanagar Extension subject to certain modifications, I have the honour to state that in para 2 of the modifications proposed in the above letter, it is stated that a deposit of 25% of the site value should be recovered immediately from the successful Allottee or the successful applicant at the auction as the case may be, the remaining cost being recovered within 6 months from the date of allotment

2 In this connection, I may invite kind reference to page 3 of this office letter No G 293/48-49 dated the 4th December 1948 under the head " V Deposit by Applicants, wherein it is stated that it was considered desirable by the Board to insist on a deposit by the applicants along with the application, of 12½% of the site value, as this would limit the applications to bonafide persons This has been approved by the Board The resolution passed by the Board in this behalf was as follows -

> "That the clause in the draft form may remain with the modification of 12½% deposit to accompany the application form "

3 According to your letter, I presume that the above resolution has also been approved by Government along with others It is very necessary to insist on the applicants to pay this deposit with a view to limit the applications to bonafide applicants really keen on building houses The other 12½% to make up the 25% of the site value will be recovered from the successful Allottee or the successful applicant at the auction as the case may be

4 I request that immediate orders of Government may kindly be obtained and communicated clarifying the above point •

5 I am however proceeding on the assumption that the payment of 12½% of the site value by the applicants at the time of presenting their applications has the approval of Government in dealing with the applications to be received in this behalf

Yours faithfully,

CH Narayana Rao

gvm/- CHAIRMAN

17/5

Letter No G 650/48-49 dated 17th May 1949 from the Chairman, C I Trust Board, Bangalore, to the Secretary to Government, General Department, Bangalore

---

SUB - Disposal of sites in Jayanagar Extension

With reference to your letter No L 12917/Ml. 108-48-33 dated the 6th May 1949 conveying the approval of Government to the several resolutions passed by the Board on the 23rd and 26th November 1948 re the disposal of sites in Jayanagar Extension subject to certain modifications, I have the honour to state that in para 2 of the modifications proposed in the above letter, it is stated that a deposit of 25% of the site value should be recovered immediately from the successful Allottee or the successful applicant at the auction as the case may be, the remaining cost being recovered within 6 months from the date of allotment

2 In this connection, I may invite kind reference to page 3 of this office letter No G 293/48-49 dated the 4th December 1948 under the head "V, Deposit by applicants", wherein it is stated that it was considered desirable by the Board to insist on a deposit by the applicants along with the application, of 12½% of the site value, as this would limit the applications to bonafide persons This has been approved by the Board The resolution passed by the Board in this behalf was as follows -

> "That the clause in the draft form may remain with the modification of 12½% deposit to accompany the application form "

3 According to your letter, I presume that the above resolution has also been approved by Government along with others It is very necessary to insist on the applicants to pay this deposit with a view to limit the applications to bonafide applicants really keen on building houses The other 12½% to make up the 25% of the site value will be recovered from the successful Allottee or the successful applicant at the auction as the case may be

4 I request that immediate orders of Government may kindly be obtained and communicated clarifying the above point.

5 I am however proceeding on the assumption that the payment of 12½% of the site value by the applicants at the time of presenting their applications has the approval of Government in dealing with the applications to be received in this behalf

---

" Copy "

CHAIRMAN,
C I Trust Board, Bangalore

gvm/-

18/5/49

24

L13619/ Mt 108-48-40

C No
Ref on Pet No } 19 —19
App No

Dis No

Enclosure

Dated

Approved on

Copied on by

Examined on by

Signed on

Despatched on

Entered in—

Current
Petition } Register on
Appeal } By

Periodical

Reminded on

DRAFT

2 copies

To

The chairman, C & T. Board, Bangalore

Docket Abstract

Sir,

With reference to your letter No. T. 650/Leg-49 & 17/5/49 re the recovery of the mutual deposit with the applicants for grant of sites in the Tayamangalam extension, I am directed to convey the approval of Govt. to the proposal of the Board to recover on an mutual deposit of 12½% of the site value

along with
the application; ~~the other~~
~~12½ % to make up the amount~~

This is in modification
of the previous orders communicated
to you in this office letter No. L/12917/Land
108-48-33 & 6-5-49 directing, among other things
for the recovery of 25% of the
site value immediately from the
successful allottee or the
successful applicant at
the auction, as the case may
be

yours faithfully
for
Secretary

L13619/ML108-48-1605

xxxx

General Department.

The Chairman,
City Improvement Trust Board,
B a n g a l o r e.

With reference to your letter No.G.650/48-49 dated 17.5.49 regarding the recovery of ~~the~~ ~~xxx~~ the initial deposit with the application for grant of sites in the Jayanagar Extension, I am directed to convey the approval of Government to the proposal of the Board to insist on an initial deposit of 12½% of the site value along with the application.

This is in modification of the previous orders communicated to you in this office letter No.12917/ML.108-48-33 dated 6th May 1949 directing, among other things, the re-recovery of 25% of the site value immediately from the

13	Mysore Pathrike	)
14	Sadhvi	) Publicity Officer to Government of
15	Sathyavadi	)
16	Varuna	) Mysore also In the notice published
17	Viswavadi	)

reference has been drawn prominently to the availability of the application forms containing all details

P T O

successful allotee or the successful applicant at the auction, as the case may be.

Yours faithfully,

For Secretary to Government,
General Department.

To, L14164/46

The Chairman, C I T Co
Board, Bangalore

Sir,

In continuation
of this office letter No L/12917/ad
108-48-33 of 6/5/49 re the
disposal of sites in Jayanagar,
I am directed to request you
to send immediately two copies of
the plan showing the demarcation
between the sites as
classified as more
nearer the city & those further
away from the city, with
information as to how the
available sites are proposed
to be distributed in this

the particulars of the sites now formed and proposed to be sold and the lease of

for electoral to the several Categories of
above two categories
applicants

2)

for [illegible]
24/6/49
Secretary

L 14184

xxx 416

General Department.

The Chairman,
City Improvement Trust Board,
Bangalore.

In continuation of this office letter No L 12917/HL. 108-48-33 dated 6.5.49 regarding the disposal of sites in Jayanagar, I am directed to request you to send immediatel two copies of the plan showing the particulars of the site now formed and proposed tobe sold and the line of demarcation between the sites classified as those nearer the City and those farther away from the city, with information as how the available sites are proposed to be distributed for disposal to the several categories of applicants.

Yours faithfully,

For Secretary to Government,
General Department.

28

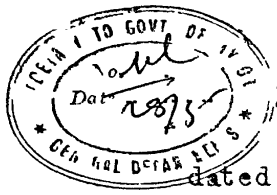
No G 675 /48-49

OFFICE OF THE CHAIRMAN,
City Improvement Trust Board,
Dated, Bangalore, the 28th May, 1949

To

The Secretary to Government,
General Department, Bangalore.

Sir,



SUBJECT - Disposal of sites in Jayanagar Extension

With reference to your letter No L 12917/Mb 108-48-33 dated 6-5-1949 conveying the approval of Government to the several resolutions of the Board passed at their meetings held on 23rd November 1948 and 26th November 1948 subject to certain modifications I have the honour to state that under para 6 of the above letter, I am asked to take immediate action to have the prescribed application forms published in the several News papers - Kannada, English and Hindustani with the changes noted in your letter

2 As it was considered that the question of having the prescribed application form published in several News Papers would mean lot of cost and delay in publication and as the matter to be published was too lengthy occupying a very large space in the News Papers it was considered adequate if a notice in the enclosed form was published in all the local News Papers - English, Kannada and Hindustani and the enclosed notice form was accordingly sent to the Editors of the marginally noted Dailies for publication in their Dailies with a view to give wide publicity to the matter This was done in consultation with the Publicity Officer to Government of Mysore also In the notice published, reference has been drawn prominently to the availability of the application forms containing all details

1	Daily Post
2	Daily News
3	Deccan Herald
4	Tainadu.
5	Viswakarnataka
6	Janavani
7	Deshabandhu
8	Powravani
9	Prajavani
10	Veeravani
11	Samyukta Bharatha
12	Alkalan
	Mysore City
13	Mysore Pathrike
14	Sadhvi
15	Sathyavadi
16	Varuna
17	Viswavadi

P T O

in the Trust Board Office from the 25th instant and calling on the public to ascertain further details required in the Office of the Board

3 Apart from this, I have sent a copy of the notice published in the News Papers with the application form to all the Government Offices, Educational Institutions, Bangalore and Mysore City Municipalities, Co-operative Societies and Banks andother Institutions including the City Congress Office and the Congress Home for wide publicity and circulation A copy of my letter addressed to them enclosing the copy of the notice and the application form is also enclosed for favour of reference

4 I trust that the procedure adopted meets with the approval of Government as it would have the desired effect of gaining good publicity

5 I may add for the information of Government, that 10,000 application forms were got printed at the Government Press, Bangalore, and forms are being issued to the public from the 25th instant Yesterday alone, about 1,500 application forms were issued to the public A copy of the printed application form is also enclosed for favour of perusal

Yours faithfully,

C R Narasimhan

KRR/-2- CHAIRMAN

30

THE CITY IMPROVEMENT TRUST BOARD
BANGALORE

N O T I C E.

Allotment of house Sites in Jayanagar Extension - South of Lalbagh - at upset prices

The public are hereby informed that printed application forms for sites in Jayanagar Extension at Re.0-2-0 each will be available in the Office of the Trust Board, "Ranga Vilas", Seshadri Road, Bangalore, from the 25th instant. Applicants should be Mysoreans by birth or domicile. The last date of receiving the applications duly filled in is 25th June 1949 Persons who have already applied ~~form~~ are also requested to renew their applications in the printed form Each application must be accompanied by a deposit of 12½% of the value of the site applied for. On allotment, a further 12½% of the site value should be paid immediately and the balance within six months

Sites measuring approximately 45' x 90', 40' x 60' and 30' x 50' are to be allotted at upset prices, by casting lots, after reserving sites for certain Institutions

Sites measuring 100' x 150' and 80' x 120' will be sold by auction on dates which will be duly notified

The conditions of the allotment are detailed in the application forms and further details may be ascertained from the Engineer-Officer of the Trust-Board and at the Office of the Trust Board during office hours

---

C N Narasiya Rao
CHAIRMAN,
City Improvement Trust Board,
Bangalore

KRR/-15-

Office of the City Improvement Trust Board,
"Ranga Vilas", Seshadri Road,
Dated, Bangalore, the 25th May 1949

To

Sir,

I am enclosing herewith the application form with conditions of allotment for sites in Jayanagar Extension I request you to have the same circulated among the officers and officials of your office I am also enclosing a Notice calling for applications which together with the application forms and conditions may be put up also on the Notice Board prominently

The applications seeking for sites should reach this office by 25-6-1949, I would suggest that if convenient, copies of the application form with conditions may be made and circulated among your subordinate offices also for information

I remain,
Yours faithfully,
C Narasimha Rao
CHAIRMAN

NOTICE

Allotment of house sites in Jayanagar Extension-South of Lalbagh - at upset prices

The public are hereby informed that printed application forms for sites in Jayanagar Extension at Re 0-2-0 each will be available in the office of the Trust Board, "Ranga Vilas", Seshadri Road, Bangalore, from the 25th instant Applicants should be Mysoreans by birth or domicile The last date of receiving the applications duly filled in, is 25th June 1949 Persons who have already applied are also requested to renew their applications in the printed form Each application must be accompanied by a deposit of 12½% of the value of the site applied for On allotment, a further 12½% of the site value should be paid immediately and the balance within 6 months

Sites measuring approximately 45' x 90', 40'x 60' and 30' x 50' are to be allotted at upset prices by drawing lots after reserving sites for certain institutions The value of the sites of the above dimensions is given below -

	Dimension of site	Rate Nearer the City (Blocks 1,2,3,4 6 & 7)	Value	Rate Farther to City (Blocks 5 & 8)	Value
C	45' x 90'	Rs 5/-	Rs 2,250/-	Rs 4/-	Rs 1,800/-
D	40' x 60'	Rs 5/-	Rs 1,335/-	Rs 4/-	Rs 1,068/-
E	30' x 50'	Rs 3/-	500/-	Rs 2/-	Rs 334/-

Sites measuring 100' x 150' and 80' x 120' will be sold by auction on dates which will be duly notified

The conditions of the allotment are detailed in the application forms and further details may be ascertained from the Engineer Officer of the Trust Board and at the Office of the Trust Board during office hours

C Narasimha Rao
CHAIRMAN

gvm/-150

THE CITY IMPROVEMENT TRUST BOARD, BANGALORE

Application for allotment of site in the Jayanagar Extension

To

The Chairman,
City Improvement Trust Board,
Seshadri Road, Bangalore

Sir,

I hereby tender my application for the grant of a site measuring Ft Ft to me in the Jayanagar Extension, Bangalore I enclose a Treasury Chellan/Cheque for Rs being the deposit required of me at 12½ per cent of the site value I agree and bind myself to the conditions laid by the Board for grant of sites as detailed below —

1	Full name of applicant Age	
2	Father s full name	
3	Occupation (If the applicant is a Government servant residing outside Bangalore whether he intends settling down in Bangalore permanently)	
4	Income per month	
5	Address and residence (whether a permanent resident of Bangalore)	
6	Whether Mysorean by birth or domicile	
7	Whether member of a divided or undivided family	
8	Names and occupations of other members of the family	
9	Whether the applicant s father or any of his brothers or wife owns any house or site in Bangalore City or the Civil Station or within three miles of the Municipal limits	
10	What are the applicant s immediate means for constructing a building if site is granted	
11	Whether the applicant binds himself to the conditions detailed hereunder if site is granted	

I declare that the information furnished above is correct

Signature of Applicant

CONDITIONS

1 The applicant should be a Mysorean by birth or domicile

2 Neither the applicant nor his wife/nor her husband should own any house or site in Bangalore City or in the Civil Station or within 3 miles of the present limits thereof

3 The applicant agrees to put up buildings as per plans and designs approved by the Trust Board

4 The applicant must agree to abide by the Buildings Bye laws as may be framed by the Trust Board

5 The applicant agrees to construct the house within 2 years after the date of allotment, provided the Trust Board may, for sufficient reasons extend in any particular case the time for construction of such buildings

6 The site is not to be sub divided and not more than one dwelling house is to be constructed thereon

7 The applicant s deposit accompanying this application is returnable to him if a site is not allotted to him by the Board and half of the amount is liable to be forfeited to the Board if the applicant fails to take the site that may be allotted to him or pay the balance of the site value within a time as may be stipulated by the Board The allottee, at his cost, will get title and title deeds after the buildings are constructed on the site as per conditions above Till then, he will get possession Twenty five per cent of the site value should be deposited immediately on allotment and the balance within 6 months from the date of allotment, the initial deposit being adjusted towards the above 25 per cent deposit

8 The site or the building that may be constructed thereon is not to be alienated by the Allottee for 10 years except with the previous written per emission of the Board, it being also open to the Board in such cases to claim pre emption in its favour at rates to be fixed by the Board in case the allottee wishes to sell the house The Board may permit hypothecation by the Allottee of the site in favour of recognised Building Societies or institutions, for *bona fide* Building p ur-poses on the site, each case being considered on its merits by the the Board

9 The Board may reject any application for the grant of sites without assigning any reason The Board may adopt such methods of allotment as it may be decided upon, *i e*, by casting lots or otherwise

10 The sale price is to be paid n full by the Allottee within 6 months of the notice of allotment of the site to him

11 The site with the structures thereon, if any, will be resumed by the Board, if there is any misrepresentation or breach of any of the above conditions by the Allottee and disposed of at its discretion

Signature of Applicant

N B —(1) The measurements are approximate and the rate for sites which may be slightly more or less in area will be at the rate nearest to the above cate-gories of sites

(2) The North and South sections denote respectively areas close o the City and slightly farther

(3) Further details if required may be ascertained from the Engineer Officer of the Trust Board

(4) Government Officials for the time being outside Bangalore but intending to settle down in Bangalore permanently may also apply

Dimension of Site	Rate North Section (Nearer the City) Blocks 1 2 3 4 6 and 7	Value	Rate South Section Blocks 5 and 8 (Farther to City)	Value
	Per Sq Yard Rs	Rs	Per Sq Yard Rs	Rs
A 100 × 150	6	10 000	5	8 335
B 80 × 120	6	6 400	5	5 335
C 45 × 90	5	2 250	4	1 800
D 40′ × 60	5	1 335	4	1 068
E 30 × 50	3	500	2	334

N B —A & B Class sites will be sold by auction with the amount noted against each as reserve price

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Note: 43 pages
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